

Retail Property For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP

JOIN VASA FITNESS IN ROMEOVILLE

409 - 443 N WEBER RD, ROMEOVILLE, IL 60446



OFFERING SUMMARY

Available SF: 1,280 - 2,100 SF

Lease Rate: \$29/SF NNN

Lot Size: 14.51 Acres

Year Built: 2001

Building Size: 113,422 SF

PROPERTY HIGHLIGHTS

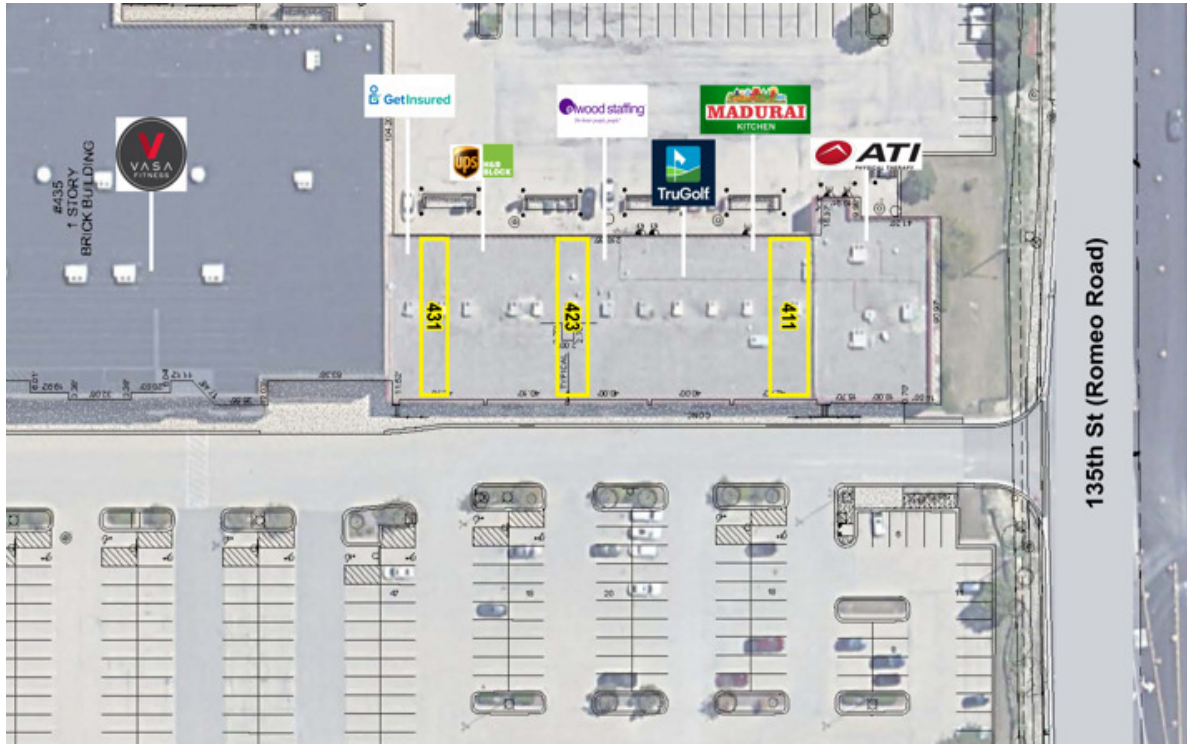
- Join newly opened VASA Fitness alongside ATI Physical Therapy, UPS Store, H&R Block, Ace Hardware, TruGolf, and more.
- Positioned on Weber Road (38,200 VPD) within a growing trade area of 40,955 residents with strong community demand.
- VASA Fitness bringing in ~1,000 daily visitors to the center.
- Adjacent to Monarch Landing, Will County's largest residential development (~855 units) and other established neighborhoods
- Planned full lighted access will enhance ingress and egress.
- Multiple size spaces available ideal for tenants seeking high visibility and foot traffic. Ownership willing to combine.
- Existing fully occupied 11,000 sf retail outlet building
- Vacant corner parcels available for additional outlet development

LOCATION OVERVIEW

Ideally located on Weber Rd between the signalized intersections of 135th and Grand Blvd. Prime retail corridor less than a mile from the new I-55 diamond interchange and Vasa Fitness. Area retailers include QuikTrip Travel Center, Culver's, Ace Hardware, Walgreens, McDonalds, Lucky Strike, Cracker Barrel and more.

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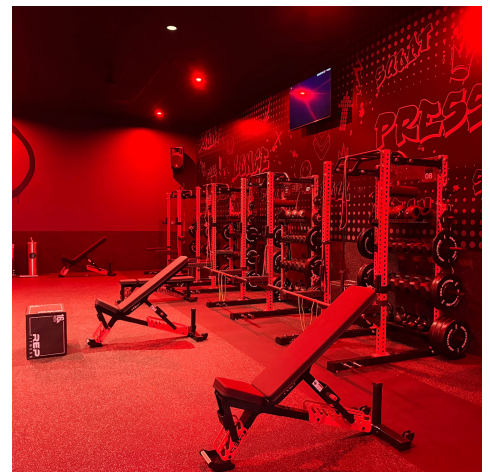
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439-443	Valley View Dental	8,160 SF
445	Vasa Fitness	65,492 SF
433	GetInsured	1,200 SF
431	AVAILABLE	1,440 SF
429B	UPS Store	1,440 SF
429A	H&R Block	1,440 SF
427	Lease Pending	1,440 SF
425	Lease Pending	1,360 SF
423	AVAILABLE	1,280 SF
421	Elwood Staffing	1,280 SF
415-419	TruGolf	4,800 SF
413	Madurai Kitchen	1,920 SF
411	AVAILABLE	2,100 SF
409	ATI Physical Therapy	3,300 SF

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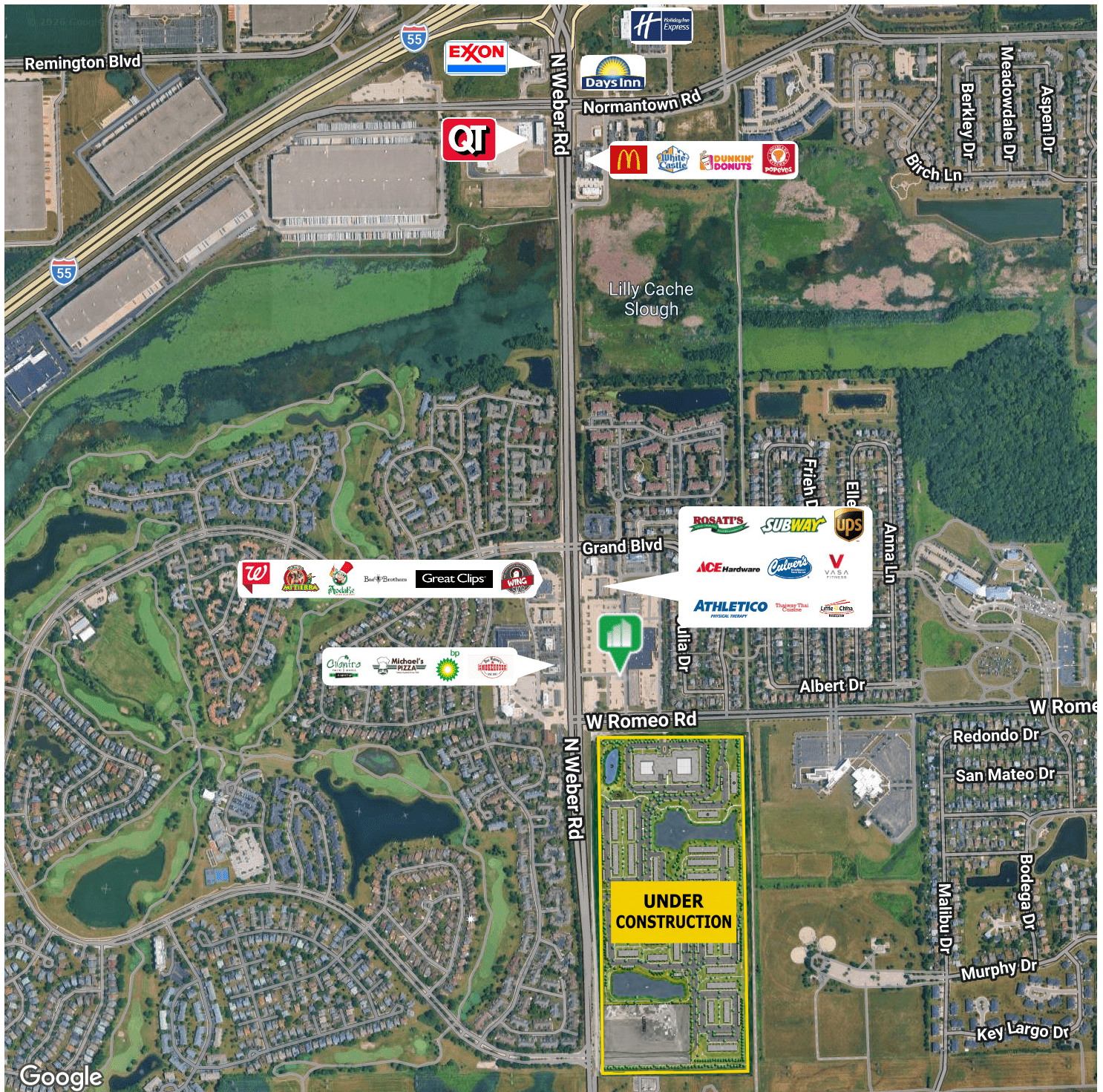
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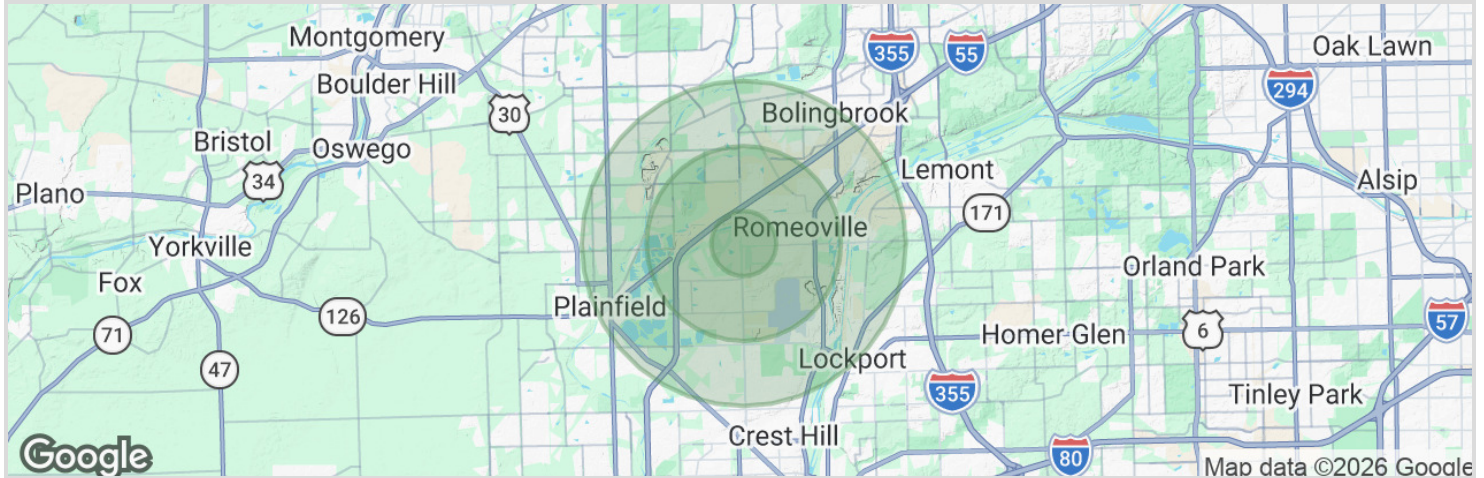
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1 mile



\$100,425

Median Household Income



8,284

Population



3,742

Households



48

Median Age



\$70,773

Median Disposable Income

3 miles



\$125,307

Median Household Income



60,114

Population



21,240

Households



39

Median Age



\$86,144

Median Disposable Income

5 miles



\$141,295

Median Household Income



148,977

Population



50,175

Households



39

Median Age



\$91,500

Median Disposable Income

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